

2017 Statewide Equalization Hearing

Information presented
in regard to
Chase County CREP Valuations

Duane Dinnel
308.280.0373
ddinnel@chase3000.com

March 19, 2017

RE: Values for 2017 Agricultural Land

Chase County Agricultural Land values did not change for 2017. CREP value was established By TERC for 2015 as \$3,330. Cases before the TERC for 2016 values have not been negotiated By Board of Equalization and their Legal Counsel at Abstract time. Chase County left CREP Value as established by TERC Commission.

Respectfully,

Chase County Assessor

Dorothy Bartels

2017 CHASE COUNTY COMPARABLES

Grantor	Grantee	Legal	Date of Sale	Parcel ID	Total Purchase Price (Dollars)	CREP Acres and/or CRP Irrigated Acres				Acres as of Date of Sale on Assessor's Statement			Total Acres Sold	FMV of CREP per Acre (Dollars)	Assessed Value of CREP (Dollars)
						Per Parcel ID	Total	Grassland	Dryland	Roads	Total				
												83.4			
Duane and Beverly Dinnel	George and Debra Seward	Part 2/7/36	12/23/2013	150003706	1,250,000.00	40.9	297.0	81.32*	61.25*	2.9	452.51	3,816.79	2,748.09		
	and John and Kara Engbrecht	Part 3/7/36		150004176		172.7	5.0								
		N1/2 11-7-36		150006241											
Double R Gloy Ranch, Inc.	Sands Estate, Inc. and George L. Seward	Part NE1/4 17-6-36	3/9/2015	150121755	385,000.00	104.4	104.4		7.94	4.6	116.94	3,535.63	2,474.94		
Doris L. Ough	Duane and Beverly Dinnel	Part S1/2 12-5-36	7/12/16	150121967	80,000.00	17.0	17.0	13.0			30.0	3,996.58	2,757.65		

*These acres differ from property cards but are accurate according to FSA maps and CRP contracts.

Three Sales Assessed Value of CREP Acres	
\$2,757.65	High
\$2,748.09	Median
\$2,474.94	Low

1-2-3-4-5-6-7-0-2



Real Estate Transfer Statement

FORM 521

- To be filed with the Register of Deeds.
- Read instructions on reverse side.

THE DEED WILL NOT BE RECORDED UNLESS THIS STATEMENT IS SIGNED AND ITEMS 1-25 ARE ACCURATELY COMPLETED

1 County Name	2 County Number	3 Date of Sale	4 Date of Deed
	CHASE - 15	Mo. 12 Day 23 Yr. 13	Mo. 12 Day 20 Yr. 13
5 Grantor's Name, Address, and Telephone (Please Print)		6 Grantee's Name, Address, and Telephone (Please Print)	
Grantor's Name (Seller) Duane Dinnel and Beverly A. Dinnel		Grantee's Name (Buyer) George & Debra Seward and John & Kara Engbrecht	
Street or Other Mailing Address 73612 344 Ave.		Street or Other Mailing Address 3364 738 Raod	
City	State	Zip Code	City
Wauneta	NE	69045	Imperial
Telephone Number			State
			NE
			Zip Code
			69033
			Telephone Number
			308-882-4858

7 PROPERTY CLASSIFICATION NUMBER. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type			(C)
(1) <input type="checkbox"/> Improved	(1) <input type="checkbox"/> Single Family	(4) <input type="checkbox"/> Industrial	(7) <input type="checkbox"/> Mineral Interests-Nonproducing	(9) <input type="checkbox"/> State Assessed
(2) <input checked="" type="checkbox"/> Unimproved	(2) <input type="checkbox"/> Multi-Family	(5) <input checked="" type="checkbox"/> Agricultural	(8) <input type="checkbox"/> Mineral Interests-Producing	(10) <input type="checkbox"/> Exempt
(3) <input type="checkbox"/> IOLL	(3) <input type="checkbox"/> Commercial	(6) <input type="checkbox"/> Recreational		(1) <input type="checkbox"/> Mobile Home

8 Type of Deed

<input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Corrective	<input type="checkbox"/> Land Contract	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Bill of Sale
<input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Cemetery
	<input type="checkbox"/> Conservator	<input type="checkbox"/> Partition	<input type="checkbox"/> Trust	<input type="checkbox"/> Other

9 IRC § 1031 Exchange? (Was the transfer an IRS like-kind exchange?) Yes No

10 Type of Transfer

<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Gift	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Court Decree	<input type="checkbox"/> Satisfaction of Contract
<input type="checkbox"/> Auction	<input type="checkbox"/> Exchange	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Other (Explain.)

11 Was ownership transferred in full? (If No, explain the division.) YES NO

12 Was real estate purchased for same use? (If No, state the intended use) YES NO

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

YES NO

Spouse Parents and Child Family Corporation, Partnership or LLC

Grandparents and Grandchild Brothers and Sisters Aunt or Uncle to Niece or Nephew Other

14 What is the current market value of the real property? \$656,558

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) YES NO \$ %

16 Does this conveyance divide a current parcel of land? YES NO

17 Was transfer through a real estate agent? (If Yes, include the name of the agent.) YES NO Colson Agency

18 Address of Property: Rural Land located in Chase County, Nebraska

19 Name and Address of Person to Whom Tax Statement Should be Sent: Same as Grantee 150003706
150004176 150006241

20 Legal Description: PT W1/2 & PT W1/4SW1/4SE1/4 2-7-36; PT E1/2 2-7-36; PT N1/2 11-7-36, All in Chase County, Nebraska

21 If agricultural, list total number of acres 452.51

22 Total purchase price, including any liabilities assumed	\$	1,250,000.00
23 Was nonreal property included in the purchase? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (If Yes, enter amount and attach itemized list.)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	1,250,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here

John C. Engbrecht
Print or Type Name of Grantee or Authorized Representative

John C. Engbrecht
Signature of Grantee or Authorized Representative

Title

308-882-4858
Telephone Number

23, Dec, 13
Date

REGISTER OF DEEDS' USE ONLY				FOR DEPT. USE ONLY
26 Date Deed Recorded	27 Value of Stamp or Exempt Number	28 Deed Book	29 Deed Page	30
Mo. 12 Day 23 Yr. 2013	\$ 2,812.50	0046	0098-0100	

GRANTEE—Please retain a copy of this document for your records.

132.4

CHASE COUNTY ASSESSOR'S OFFICE
 AGLAND INVENTORY REPORT
 Date of Print : 04/12/2017

Parcel # : 150003706
 Current Owner : SEWARD, GEORGE L & DEBRA D
 JOHN C & KARA L ENGBRECHT
 33664 738 ROAD
 IMPERIAL NE 69033-0000

Map # : 3819-02-3-00000-000-0002
 Tax District : 40
 Neighborhood : 1
 Greenbelt Area/Date :
 Roll Year : 2013

Legal Description : PT W1/2 & PT SW1/4SW1/4SE1/4 2-7-36 (104.43 A)(JOINT TENANTS, WROS) 536 WF

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
1356	BRIDGET SILT LOAM 1-3	IRRG	1A	No		13.18	2,100	27,678	27,678
4583	GANNETT SILT LOAM OVERW	IRRG	4A1	No		3.02	1,900	5,738	5,738
1717	OTERO-CANYON LOAM 6-20	IRRG	4A	No		12.28	1,900	23,332	23,332
1355	BRIDGET SILT LOAM 0-1	IRRG	1A	No		71.50	2,100	150,150	150,150
8470	GIBBON SILT LOAM O.F.	IRRG	2A	No		0.70	1,990	1,393	1,393
Irrig Use Totals :							100.68	208,291	208,291
9400	ROAD	ROAD	ROAD	No		3.75	0	0	0
Road Use Totals :							3.75	0	0
Parcel Totals :							104.43	208,291	208,291

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CHASE COUNTY ASSESSOR'S OFFICE
 AGLAND INVENTORY REPORT
 Date of Print : 04/12/2017

Parcel # : 150004176
 Current Owner : SEWARD, GEORGE L & DEBRA D
 JOHN C & KARA L ENGBRECHT
 33664 738 ROAD
 IMPERIAL NE 69033-0000

Map # : 3819-03-1-00000-000-0001
 Tax District : 40
 Neighborhood : 1
 Greenbelt Area/Date :
 Roll Year : 2013

Legal Description : PT E1/2 3-7-36 (62.8A)(JOINT TENANTS, WROS) 536 WF

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
2177	MCCOOK SILT LOAM	IRRG	2A1	No		10.45	2,100	21,945	21,945
8470	GIBBON SILT LOAM	IRRG	2A	No		15.78	1,990	31,402	31,402
1860	ULYSSES SILT LOAM	IRRG	3A1	No		17.34	1,990	34,507	34,507
1532	SULCO SILT LOAM	IRRG	4A	No		12.63	1,900	23,997	23,997
Irrig Use Totals :							56.20	111,851	111,851
9400	ROAD	ROAD	ROAD	No		2.90	0	0	0
Road Use Totals :							2.90	0	0
Parcel Totals :							59.10	111,851	111,851

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CHASE COUNTY ASSESSOR'S OFFICE
 AGLAND INVENTORY REPORT
 Date of Print : 04/12/2017

Parcel # : 150006241
 Current Owner : SEWARD, GEORGE L & DEBRA D
 JOHN C & KARA L ENGBRECHT
 33664 738 ROAD
 IMPERIAL NE 69033-0000

Map # : 3819-11-1-00000-000-0001
 Tax District : 40
 Neighborhood : 1
 Greenbelt Area/Date :
 Roll Year : 2013

Legal Description : PT N1/2 11-7-36 (285.28A)(JOINT TENANTS, WROS) 536 WF

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
1532	SULCO SILT LOAM 9-30	DRY	4D	No		4.01	840	3,368	3,368
5934	CREIGHTON V F SANDY LOAM	DRY	2D	No		9.24	970	8,963	8,963
							Dry Use Totals :	12,331	12,331
1532	SULCO SILT LOAM 9-30	GRAS	4G	No		11.75	300	3,525	3,525
1355	BRIDGET SILT LOAM 0-1	GRAS	1G	No		40.17	300	12,051	12,051
2177	MCCOOK SILT LOAM OCC FL	GRAS	2G1	No		2.31	300	693	693
1716	SULCO-CANYON LOAM 20-4	GRAS	4G	No		7.24	300	2,172	2,172
6039	TASSEL-DUDA LOAMY SAND	GRAS	4G	No		17.96	300	5,388	5,388
1860	ULYSSES SILT LOAM ERODE	GRAS	3G1	No		10.18	300	3,054	3,054
1534	SULCO SILT LOAM 30-60	GRAS	4G	No		0.02	300	6	6
4583	GANNETT SILT LOAM OVERW	GRAS	4G1	No		27.58	300	8,274	8,274
5934	CREIGHTON V F SANDY LOAM	GRAS	2G	No		9.70	300	2,910	2,910
							Grass Use Totals :	38,073	38,073
1355	BRIDGET SILT LOAM 0-1	IRRG	1A	No		38.93	2,100	81,753	81,753
4583	GANNETT SILT LOAM OVERW	IRRG	4A1	No		2.77	1,900	5,263	5,263
2177	MCCOOK SILT LOAM OCC FL	IRRG	2A1	No		7.44	2,100	15,624	15,624
1860	ULYSSES SILT LOAM ERODE	IRRG	3A1	No		65.82	1,990	130,982	130,982
1534	SULCO SILT LOAM 30-60	IRRG	4A	No		0.77	1,900	1,463	1,463
1532	SULCO SILT LOAM 9-30	IRRG	4A	No		1.46	1,900	2,774	2,774
1716	SULCO-CANYON LOAM 20-4	IRRG	1A	No		0.53	2,100	1,113	1,113
5934	CREIGHTON V F SANDY LOAM	IRRG	1A	No		22.40	2,100	47,040	47,040
							Irrig Use Totals :	286,012	286,012
9400	ROAD	ROAD	ROAD	No		5.00	0	0	0

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CHASE COUNTY ASSESSOR'S OFFICE
 AGLAND INVENTORY REPORT
 Date of Print : 04/12/2017

Parcel # : 150006241 Current Owner : SEWARD, GEORGE L & DEBRA D
 Soil Symbol Soil Name Land Use LVG Code Adjust Spot LVG # Acres Ag/Acre Mkt Value Assessed Value

Road Use Totals : 5.00 0 0

Parcel Totals : 285.28 336,416 336,416

132:8

REPORT OF COMMODITIES FARM AND TRACT DETAIL LISTING

Chase, Nebraska
FSA - 578 (09-13-16)
Farm Number: 2617
 Operator Name and Address
 DUANE DINNELL
 73612 344 AVE
 WAUNET, NE 69045-6505

Original: _____
 Revision: _____
 Cropland: 358.25
 Farmland: 457.55

Tract Number	CLU/Field	Crop/Commodity	Variety/Type	Irr Prc	Int Use	Actual Use	Land Use	C/C Status	Reporting Unit	Reported Quantity	Determined Quantity	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date
2173	1	CRP	002 N	N		Share 100.00		I	A	40.90		Yes			01	NAP Unit	2020
			Producer DUANE DINNELL					Share 100.00			RMA Unit						1785
	2	CRP	002 N	N		Share 100.00		I	A	83.40		Yes			01	NAP Unit	2020
			Producer DUANE DINNELL					Share 100.00			RMA Unit						1785
	3	CRP	002 N	N		Share 100.00		I	A	172.74		Yes			01	NAP Unit	2020
			Producer DUANE DINNELL					Share 100.00			RMA Unit						1785
	4	CRP	010 N	N		Share 100.00		I	A	4.96		Yes			10-1-2010	NAP Unit	2020
			Producer DUANE DINNELL					Share 100.00			RMA Unit						1785
	5	CRP	010 N	N		Share 100.00		I	A	25.88		Yes			10-1-2010	NAP Unit	2020
			Producer DUANE DINNELL					Share 100.00			RMA Unit						1785
	6	CRP	010 N	N		Share 100.00		I	A	8.96		Yes			10-1-2010	NAP Unit	2020
			Producer DUANE DINNELL					Share 100.00			RMA Unit						1785
	7	CRP	002 N	N		Share 100.00		I	A	1.42		Yes			01	NAP Unit	2020
			Producer DUANE DINNELL					Share 100.00			RMA Unit						1785
	8	CRP	002 N	N		Share 100.00		I	A	8.00		Yes			01	NAP Unit	2020
			Producer DUANE DINNELL					Share 100.00			RMA Unit						1785
	9	CRP	002 N	N		Share 100.00		I	A	0.98		Yes			01	NAP Unit	2020
			Producer DUANE DINNELL					Share 100.00			RMA Unit						1785
	10	CRP	002 N	N		Share 100.00		I	A	11.01		Yes			01	NAP Unit	2020
			Producer DUANE DINNELL					Share 100.00			RMA Unit						1785
	11	GRASS	NAG N	N	GZ	Share 100.00		I	A	78.07		No			01	NAP Unit	2016
			Producer DENNIS GOINGS					Share 100.00			RMA Unit						390
	12	GRASS	NAG N	N	LS	Share 100.00		I	A	6.61		No			01	NAP Unit	2016
			Producer DUANE DINNELL					Share 100.00			RMA Unit						1785
	13	GRASS	NAG N	N	LS	Share 100.00		I	A	3.19		No			01	NAP Unit	2016
			Producer DUANE DINNELL					Share 100.00			RMA Unit						1785
	14	GRASS	NAG N	N	GZ	Share 100.00		I	A	11.43		No			01	NAP Unit	2016
			Producer DENNIS GOINGS					Share 100.00			RMA Unit						390

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Cri/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr	Cri/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr	Cri/Co	Var/Type	Irr Prc	Int Use	Non-Irr	Irr
CRP	010	N		39.80		CRP	002	N		318.45		GRASS	NAG	N	GZ	89.50	
GRASS	NAG	N	LS	9.80													

Photo Number/Legal Description: 3-7-36; 2-7-36; N1/2 11-7-36
 Cropland: 358.25 Reported on Cropland: 358.25 Reported on Non-Cropland: 99.30
 Difference: 0.00

Nebraska

U.S. Department of Agriculture

FARM: 2617

Chase

Farm Service Agency

Prepared: 4/12/17 10:44 AM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2013

Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
DUANE DINNEL		

Farms Associated with Operator:
None

CRP Contract Number(s): 536A, 597A, 669

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
457.55	358.25	358.25	0.0	0.0	358.2	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	ACRE Contract
0.0	0.0	0.05	0.0	0.0			N	None

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
WHEAT	0.0	0	0	8.5
CORN	0.0	0	0	311.0

Tract Number: 2173 Description: 3-7-36; 2-7-36; N1/2 11-7-36

JIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations: None

FAV/WR History
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
457.55	358.25	358.25	0.0	0.0	358.2	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	0.05	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
WHEAT	0.0	0	0	8.5
CORN	0.0	0	0	311.0

Owners: DUANE DINNEL

BEVERLY DINNEL

Other Producers: DENNIS GOINGS

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Real Estate Transfer Statement

FORM 521

• To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name		2 County Number Select County & County Number		3 Date of Sale/Transfer Mo. <u>3</u> Day <u>9</u> Yr. <u>15</u>		4 Date of Deed Mo. <u>2</u> Day <u>27</u> Yr. <u>15</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Double R Gloy Ranch, Incorporated Street or Other Mailing Address 17200 W. Bell Rd. #1413 City Surprise State AZ Zip Code 85374-9738 Telephone Number				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Sands Estate, Inc. and George L. Seward Street or Other Mailing Address 73612 Ave. 344 City Wauneta State NE Zip Code 69045 Telephone Number			
Email Address				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type		(C)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	
	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	
	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	

8 Type of Deed

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty		

9 Was the property purchased as part of an IFS like-kind exchange? (I.R.C. § 1031 Exchange)
 Yes No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain)	

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes **Johnston Realty** No

18 Address of Property
Rural land in Chase County, Nebraska

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Grantee named above

18a No address assigned 18b Vacant land

20 Legal Description
see attached legal

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	385,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	385,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Sands Estate Inc.
Print or Type Name of Grantee or Authorized Representative

Deane Daniel
Signature of Grantee or Authorized Representative

Pres
Title

308 280 0373
Phone Number

3-9-2015
Date

26 Date Deed Recorded Mo. <u>03</u> Day <u>09</u> Yr. <u>2015</u>		27 Value of Stamp or Exempt Number <u>\$ 866.25</u>		28 Recording Data <u>Book 46, Pages 638-639</u>		For Dept. Use Only	
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Grantee—Retain a copy of this document for your records.

132:11

CHASE COUNTY ASSESSOR'S OFFICE
 AGLANE VENTORY REPORT
 Date or Print : 03/23/2016

Parcel # : 150121755 Map # : 3845-17-1-00000-000-0001
 Current Owner : SANDS ESTATE INC Tax District : 40
 C/O DUANE DINNEL Neighborhood : 1
 73612 344 AVE Greenbelt Area/Date :
 WAUNETA NE 69045-0000

Legal Description : PT NE1/4 17-6-36 (116.94A) 536 WF

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
1653	KUMA SILT LOAM 1-3	CRP	1C	No		12.35	1,080	13,338	13,338
1652	KUMA SILT LOAM 0-1	CRP	1C	No		15.76	1,080	17,021	17,021
1652	KUMA SILT LOAM 0-1	CRP	1C	No		0.53	1,080	572	572
1653	KUMA SILT LOAM 1-3	CRP	1C	No		20.67	1,080	22,324	22,324
1860	ULYSSES SILT LOAM ERODE	CRP	3C1	No		0.28	1,020	286	286
1534	SULCO SILT LOAM 30-60	CRP	4C	No		2.06	980	2,019	2,019
Crp Use Totals :							51.65	55,560	55,560
1652CR	KUMA SILT LOAM 0-1	GRAS	1ACR	No		43.19	4,445	191,980	191,980
1653CR	KUMA SILT LOAM 1-3	GRAS	1ACR	No		16.57	4,445	73,654	73,654
1534CR	SULCO SILT LOAM 30-60	GRAS	4ACR	No		0.24	4,190	1,006	1,006
Grass Use Totals :							60.00	266,640	266,640
9400	ROAD	ROAD	ROAD			4.60	0	0	0
Road Use Totals :							4.60	0	0
9700	SHLT	SHLT	SHLT	No		0.69	20	14	14
Shlt Use Totals :							0.69	14	14
Parcel Totals :							116.94	322,214	322,214

132:12

CHASE COUNTY ASSESSOR'S OFFICE
 AGLANC VENTORY REPORT
 Date v. Print : 06/11/2015

Parcel # : 150121755
 Current Owner : SANDS ESTATE INC
 C/O DUANE DINNELL
 73612 344 AVE
 WAUNETA NE 69045-0000

Map # : 3845-17-1-000000-0000-0001
 Tax District : 40
 Neighborhood : 1
 Greenbelt Area/Date :

Legal Description : PT NE1/4 17-6-36 (116.94A) 536 WF

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
1653	KUMA SILT LOAM 1-3	DRY	1D	No		5.80	1,440	8,352	8,352
1652	KUMA SILT LOAM 0-1	DRY	1D	No		0.18	1,440	259	259
Dry Use Totals :							5.98	8,611	8,611
1652	KUMA SILT LOAM 0-1	IRRG	1A	No		58.25	4,445	258,921	258,921
1653	KUMA SILT LOAM 1-3	IRRG	1A	No		43.62	4,445	193,891	193,891
1534	SULCO SILT LOAM 30-60	IRRG	4A	No		2.26	4,190	9,469	9,469
1860	ULYSSES SILT LOAM ERODE	IRRG	3A1	No		0.27	4,445	1,200	1,200
Irrg Use Totals :							104.40	463,481	463,481
9400	ROAD	ROAD	ROAD			4.60	0	0	0
Road Use Totals :							4.60	0	0
9700	SHLT	SHLT	SHLT	No		1.96	20	39	39
Shlt Use Totals :							1.96	39	39
Parcel Totals :							116.94	472,131	472,131

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Real Estate Transfer Statement

• To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name CHASE - 15		2 County Number 150		3 Date of Sale/Transfer Mo. 7 Day 12 Yr. 2016		4 Date of Deed Mo. 6 Day 29 Yr. 2016	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Doris L. Ough Street or Other Mailing Address 20774 Hemlock Street City Elkhorn State NE Zip Code 68022 Phone Number Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Duane Dinnel and Beverly A. Dinnel Street or Other Mailing Address 73612 344 Ave. City Wauneta State NE Zip Code 69045 Phone Number (308) 394-5263 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type		(C)
<input type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input checked="" type="checkbox"/> Agricultural	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)
 Yes No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
			<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain)	

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$80,000

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes **Johnston Realty** No

18 Address of Property
Rural Land in Chase County Nebraska

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Grantee named above
Split 150121967

18a No address assigned 18b Vacant land

20 Legal Description
See Attached

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$ 80,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$ 80,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here Duane Dinnel **308 394 5263**
Print or Type Name of Grantee or Authorized Representative Phone Number

Duane Dinnel _____
Signature of Grantee or Authorized Representative Title

_____ **7-12-2016**
Date

Register of Deed's Use Only			For Dept. Use Only
Date Deed Recorded Mo. 07 Day 12 Yr. 2016	27 Value of Stamp or Exempt Number \$ 180.00	28 Recording Data Book 47 Pages 521-523	

Grantee—Retain a copy of this document for your records.

132:14

CHASE COUNTY ASSESSOR'S OFFICE
 AGLAND INVENTORY REPORT
 Date of Print : 04/12/2017

Parcel # : 150121967
 Current Owner : DINNELL, DUANE & BEVERLY A
 73612 344 AVE
 WAUNETA NE 69045-0000

Map # : 4055-12-3-00000-000-0003
 Tax District : 40
 Neighborhood : 1
 Greenbelt Area/Date :

Legal Description : TR S1/2 12-5-36 (30.00A) (JOINT TENANTS, WROS) 536 WF

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
1356CR	BRIDGET SILT LOAM	GRAS	1ACR	NO		13.65	3,240	44,226	44,226
2177CR	MCCOOK SILT LOAM	GRAS	2A1CR	NO		3.35	3,240	10,854	10,854
2347	MCCOOK SILT LOAM, R.F.	GRAS	1G1	NO		2.45	640	1,568	1,568
2177	MCCOOK SILT LOAM	GRAS	2G1	NO		8.16	640	5,222	5,222
1356	BRIDGET SILT LOAM	GRAS	1G	NO		2.39	640	1,530	1,530
Grass Use Totals :						30.00		63,400	63,400
Parcel Totals :						30.00		63,400	63,400

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